

Official Eildon Board Minutes



Meeting: Board Meeting of Eildon Housing Association Ltd.
Date: 11 December 2024
Time: 5.33pm – 7.14pm (1hr 41m)
Location: The Weaving Shed, Ettrick Mill, Dunsdale Road, Selkirk, TD7 5EB

Present: Mr R Beardsley, Ms C Fancy (Chair), Mr B Frater (Vice-chair), Mr C Highton, Ms E McHugh, Ms J Pashley and Mr E Swinton (left at 6.34pm).
Virtual: Ms C Louch, Mr A Lundmark, Ms H MacLeod

Attendance: Mr N Istephan, Chief Executive & Company Secretary (CEO)
Ms L Mirley, Director Business Support (DBS)
Ms A Miller, Director Community Service
Mr N Wilson-Prior, Director Property Assets
Ms S Spence, Governance Officer

Ms Fancy presided

Ref	Subject	Action
Board Items		
1.01	Welcome & Apologies The Chair opened the meeting at 5.33pm and noted apologies from Ms Harvie and Mr Kilshaw.	
1.02	Declarations of Interest There was a declared an interest in item 2.01. The Chair advised that the Board Member would be permitted to stay in the meeting but would not be invited to speak or vote on this item.	
1.03	Minutes for Approval The minute of the Board meeting held on 13 November 2024 was approved as a correct record on the motion of Mr Swinton and seconded by Mr Beardsley.	
1.04	Action Points & Matters Arising There were no action points or matters arising reported.	
1.05	Draft EEL Board, 13 November 2024 As Mr Lundmark (Chair of EEL Board) had given a verbal update at the November Board meeting and with no further questions from Board Members, the Chair moved to the Recommendation. Recommendation: The Board noted the Draft EEL Board Minutes for approval at the next EEL Board meeting on 19 February 2025.	

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1.06	<p>Draft ARCom, 22 November 2023</p> <p>Mr Swinton, (Chair of ARCom), gave an overview from the draft minutes.</p> <p>With no further questions from Board Members, the Chair moved to the Recommendation.</p> <p>Recommendation: The Board noted the Draft ARCom Minute for approval at the next meeting on 26 February 2025.</p>	
Strategic Items for Discussion/Approval		
2.01	<p>Rent, Service and Related Charges: Update for 2025/26</p> <p>DCS presented the Rent, Service and Related Charges paper and gave an overview of the consultation process.</p> <p>Board Members discussed the increase amount the communication to tenants.</p> <p>Recommendation/s: The Board approved the proposal to consult tenants on rent and service charge increases as set out below:</p> <ol style="list-style-type: none"> 1. Teviot Court increase the non-restricted service charge by 7.2% and restricted service charges by 10.8%. 2. Frank Scott Court increase the non-restricted service charge by 2% and restricted service charge increase by 10.2%. 3. Oakwood Park, increase the non-restricted service charge by 4% and restricted service charges by 10%. 4. Riverside House increase the non-restricted service charge by 4% and restricted service charge increase by 10%. 5. Station Avenue, increase the rent and service charges by 4%, and to note a full review of local costs and service charges will be undertaken during Q1/Q2 2025/26. 	
2.02	<p>Decarbonisation Roadmap</p> <p>DPA presented the Decarbonisation Roadmap and gave an overview of the paper highlighting the main key points that the Decarbonisation Roadmap supports the Sustainability Strategy.</p> <p>Mr Swinton left the meeting at this point 6.35pm</p> <p>Recommendation: The Board noted the paper.</p>	
2.03	<p>5-Year Strategy Update</p> <p>CEO gave a verbal update on the progress of the 5-Year Strategy revisions with the expectation that this process will be completed for it to be adopted from 1 April 2025.</p>	
2.04	<p>Policy Register Review – Allocation Policy</p> <p>DCS presented the Allocation Policy paper and gave an overview of the changes, to be implemented from April 2025.</p>	

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	<p>With no further questions from Board Members, the Chair moved to the Recommendation.</p> <p>Recommendation: The Board approved the revised Allocations Policy (Social Housing – General).</p>	
Routine		
3.01	<p>Legal Actions: DCS presented the legal actions paper</p> <p>a) Rent Arrears DCS presented the legal actions paper.</p> <p>Recommendation: The Board gave approval to seek Decree to Evict if required.</p> <p>b) Other Tenancy Issues There were no legal actions - other tenancy issues reported.</p> <p>c) Updates There were no legal actions - updates reported.</p>	
3.02	<p>Tenancy Related Write Off Cases There was no tenancy related write off cases reported.</p>	
3.03	<p>Health and Safety Statement of Intent CEO presented the Health and Safety Statement of Intent.</p> <p>With no further questions from Board Members, the Chair moved to the Recommendation.</p> <p>Recommendation: The Board approved the Health and Safety Statement of Intent to be approved by the Chair and CEO.</p>	
Standard Items		
4.01	<p>Disposal of Land/Property/Leases and Grating of a Security There were no disposals reported.</p>	
4.02	<p>Payments & Benefits</p> <p>a) Offer of Employment</p> <p>With no questions on this standard item the Chair moved to the Recommendation.</p> <p>Recommendation: The Board noted the two offers of employment to a close relate of an Eildon employee.</p>	

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	b) Granting of a tenancy With no questions on this standard item the Chair moved to the Recommendation. Recommendation: The Board noted the granting of a tenancy to a close relative of an employee.	
4.03	List of Signings and Use of Seal There were no Signings or Use of Seal reported.	
4.04	Membership Applications There were no Membership Applications reported.	
AOCB		
5.06	AOCB SFHA Draft Budget – December 2024. Scottish Housing Regulator Engagement from 1 April 2024. Revised Rules. The Chair closed the meeting at 7.14 pm.	